

October 5, 1967

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Francis X. Cuddy, Development Administrator  
SUBJECT: ZONING REFERRALS

Re: Petition No. Z-934  
Dorchester Ice Cream Co.  
12 Ericsson Street, Dorchester

Petitioner seeks a variance of insufficient rear yard to erect a one-story steel frame addition in a Waterfront (W-2) district. This is a case of normal expansion. The deficiency of six feet is minimal. Approval is recommended.

VOTED: That in connection with Petition No. Z-934, brought by Dorchester Ice Cream Co., 12 Ericsson Street, Dorchester, for a rear yard variance to erect a one-story steel frame addition in A Waterfront (W-2) district, the Boston Redevelopment Authority has no objection to the granting of the variance. This is a case of normal expansion. The deficiency of six feet is minimal and will have no adverse affects.

Re: Petition No. Z-935  
State Street Trust-Cabot, Cabot &  
Forbes  
201 Washington Street, Boston

Petitioner seeks variances of excessive floor area ratio, insufficient setback of parapet and loading bays to erect a 41-story office building in a General Business (B-10) district. The site is located at the corner of Court and Washington Streets, opposite the old State House. Eight loading bays are required by the code, three are provided. Transportation Department is opposed to the granting of this variance. Access to the loading area is through narrow Court Square. The entrances to the garage and loading bays will require a 65-foot curb cut. Circulation, curb cuts, turning and maneuvering areas must be restudied together with the number of loading bays. Recommend denial of loading bay variance.



VOTED: That in connection with Petition No. Z-935, brought by State Street Trust-Cabot, Cabot & Forbes, 201 Washington St., Boston for three variances to erect a 41-story office building in a General Business District, the Boston Redevelopment Authority is opposed to the granting of the off-street loading bays variance. Access to the loading area is through narrow Court Square. The entrance to the garage and loading bays will require a 65 foot curb cut. Circulation curb cuts, turning and maneuvering areas and the loading bay problem must be restudied.

Re: Petition No. Z-936  
Boston Lying In Hospital  
221 Longwood Av., Boston

Petitioner seeks variances of insufficient rear yard, setback of parapet and off-street loading bays to erect a two-story addition in an Apartment (H-3) district. This extension will be utilized for the improvement of patient care. The relatively insignificant increase in area will not change the need for loading space appreciably. The Fenway and Transportation staffs report favorably and approval is recommended.

VOTED: That in connection with Petition No. Z-936, brought by Boston Lying-In Hospital, 221 Longwood Avenue, Boston, for three variances to erect a two-story addition in an Apartment (H-3) district, the Boston Redevelopment Authority has no objection to the granting of the variances. The yard and parapet violations are existing. The insignificant increase in area will not change the need for loading space appreciably.

Re: Petition No. Z-937  
Paul D. Kaneb, Administrator  
408-424 Border St., East Boston

Petitioner seeks two conditional uses and variance of excessive floor area ratio to erect an eleven-story and basement 480-unit apartment structure and garage in a Waterfront (W-2) District. The site is located at the end of Falcon and West Eagle Streets. The proposal appears to be consistent with the overall objectives of the General Plan, however, the floor area ratio exceeds the requirements of the zoning code to a degree which might adversely affect the surrounding neighborhood. Disapproval is recommended on the basis of excessive floor area ratio.



VOTED: That in connection with Petition No. Z-937, brought by Paul D. Kaneb, Administrator, 408-424 Border Street, East Boston, for two conditional uses and excessive Floor Area Ratio variance to erect an eleven-story and basement 480-unit apartment structure and garage in a Waterfront (W-2) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The excessive Floor Area Ratio will adversely affect the neighborhood.

Re: Petition No. Z-938  
Ja-Jo Realty Trust  
15 Grouse Street, West Roxbury

Petitioner seeks a forbidden use and five variances to erect a three-story, 16-unit apartment structure in a Single Family (S-.5) district. The proposal is an unreasonable attempt to erect a building much too large for the area of land available. Floor Area Ratio is practically doubled. The proposal would infringe on an adjoining rear yard. Denial is recommended.

VOTED: That in connection with Petition No. Z-938, brought by Ja-Jo Realty Trust, 15 Grouse St., West Roxbury, for a forbidden use and five variances to erect a three-story 16-unit apartment structure in a Single Family (S-.5) district, the Boston Redevelopment Authority is opposed to the granting of the variances. The proposed density is beyond the allowable limits of the code. Floor area ratio is practically doubled. There is nothing of exceptional character that would justify relaxation of the code to allow these variances.

Re: Petition No. Z-939  
Elmer H. Fineman  
6 Ruxton Road, Mattapan

Petitioner seeks three dimensional variances to erect an additional bedroom in a Residential (R-.5) district. A genuine need appears to exist for this expansion. The side yard violation will remain unchanged and rear yard increased minimally. The general character of the neighborhood will not be adversely affected. Recommend approval.



VOTED: That in connection with Petition No. Z-939, brought by Elmer H. Fineman, 6 Ruxton Road, Mattapan, for three dimensional variances to erect a bedroom addition in a Residential (R-.5) district, the Boston Redevelopment Authority has no objection to the granting of the variances. A genuine need appears to exist for this expansion. The general character of the neighborhood will not be adversely affected.

Re: Petition No. Z-940  
Charles R. Twitchell  
11 Newton Street, Brighton

Petitioner seeks a forbidden use and two dimensional variances to convert a single dwelling to a single dwelling with repair shop for sharpening of tools and knives and for locksmith operations in a Residential (R-.5) district. The petitioner would use a portion of the basement for this home occupation. The proposal is incompatible with this residential district and denial is recommended.

VOTED: That in connection with Petition No. Z-940, brought by Charles R. Twitchell, 11 Newton Street, Brighton, for a forbidden use and two dimensional variances to convert a single dwelling to single dwelling and repair shop in a Residential (R-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposed tool sharpening and locksmith operation is incompatible with this residential district.



Re: Petition No. Z-941  
Josephine Grant  
275 Eustis St., Roxbury

Petitioner seeks a forbidden use to convert a three car private garage to an office and storage of non-inflammable scrap equipment in an apartment (H-1) district. The proposal is inconsistent with the general character of this residential district. No evidence of hardship has been presented. Recommend denial.

VOTED: That in connection with Petition No. Z-941, brought by Josephine Grant, 275 Eustis Street, West Roxbury, for a forbidden use to convert a three car private garage to an office and storage of non-inflammable scrap equipment in an apartment (H-1) district, the Boston Re-development Authority is opposed to the granting of the variance. This proposal is an infringement on the residential character of the district. No evidence of hardship has been presented.

Re: Petition No. Z-942  
Brooks Realty Trust  
40-46 Cambridge St., Charlestown

Petitioner seeks variances of excessive floor area ratio and insufficient rear yard to erect a three story addition in a light manufacturing (M-2) district. The petitioner manufactures gowns and dresses for national distribution. The addition will provide approximately 8000 square feet of working space. The Charlestown staff has no objection. Approval is recommended.

VOTED: That in connection with Petition No. Z-942, brought by Brooks Realty Trust, 40-46 Cambridge Street, Charlestown, for two dimensional variances to erect a three story addition in a light manufacturing (M-2) district, the Boston Redevelopment Authority has no objection to the granting of the variances. The expansion will provide much needed space for the petitioner's business and will have no adverse affect on the general character of the area.

Re: Petition No. Z-943  
James Flaherty  
69 Bennett St., Brighton

Petitioner seeks a variance of insufficient rear yard to erect a one story addition to a dwelling in a residential (R-.5) district. The expansion will provide additional space for a large family. This is a case of substantial hardship. Approval is recommended.

VOTED: That in connection with Petition No. Z-943, brought by James Flaherty, 69 Bennett St., Brighton, for variance of insufficient rear yard to erect a one story addition to a dwelling in a residential (R-.5) district, the Boston Redevelopment Authority has no objection to the granting of the variance. This is a case of substantial hardship. Petitioner has complied with all other requirements of the code.